

MOBILE HOME LOTS INVESTMENT

5 Lots | Income Potential | No HOA

1542-1582 NE Dove Ave, Stuart, FL 34994

FOR SALE

\$749,000



VALUE-ADD OPPORTUNITY

Lot with existing Mobile Home + 4 vacant lots



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PROPERTY OVERVIEW

Five mobile home lots in an established residential community along NE Dove Avenue in Stuart. One lot is improved with a mobile home that is vacant and ready for a new lease, while four vacant lots give an investor room to add homes and grow cash flow. No HOA, and minutes from shopping, dining, parks, beaches and downtown Jensen Beach and Stuart.



Investment Highlights

- **Income-ready:** vacant home readily available for a new lease
- **Built-in upside:** four vacant lots to add homes (subject to approvals)
- **Sold individually:** improved lot available individually at \$189,000; vacant lots at \$139,000 each
- **No HOA:** operational flexibility for an investor
- **Infill location:** established neighborhood, minutes to US-1
- **Strong rental demand:** affordable housing near Stuart and Jensen Beach

Price	\$749,000 (all 5 lots)
Vacant Lot	\$139,000 each
Improved Lot	\$189,000 (sold individually)
No. of Lots	5 (1 improved, 4 vacant)
Lot Size	0.13± AC each (0.65± AC total)
Existing Home	470 SF mobile home
Occupancy	Vacant, ready to lease
Zoning	RT
Land Use	Mobile Home
Infill Lot	Yes
HOA	None

Parcel IDs

28-37-41-002-013-00150-0
28-37-41-002-013-00170-0
28-37-41-002-013-00190-0
28-37-41-002-013-00210-0
28-37-41-002-013-00120-3

INCOME & VALUE-ADD OPPORTUNITY



One lot is improved with an established mobile home that is now vacant, so a new lease can restore income quickly. Subject to approvals and utility availability, the four vacant lots offer the ability to install additional homes and create multiple new income-producing units. The no-HOA community, convenient US-1 access and proximity to Stuart and Jensen Beach attract long-term tenants seeking affordable housing.

Income Snapshot

Improved Lots	1
Occupancy	Vacant
Leasing	Ready to lease
Vacant Lots	4
Price / Vacant Lot	\$139,000

ILLUSTRATIVE UPSIDE

\$72,000

Annual gross rent if all 5 lots are improved and leased at an assumed \$1,200/month per home

Illustration only, not a projection. Excludes the cost of new homes, setup, utilities, approvals and operating expenses. Buyer to verify.

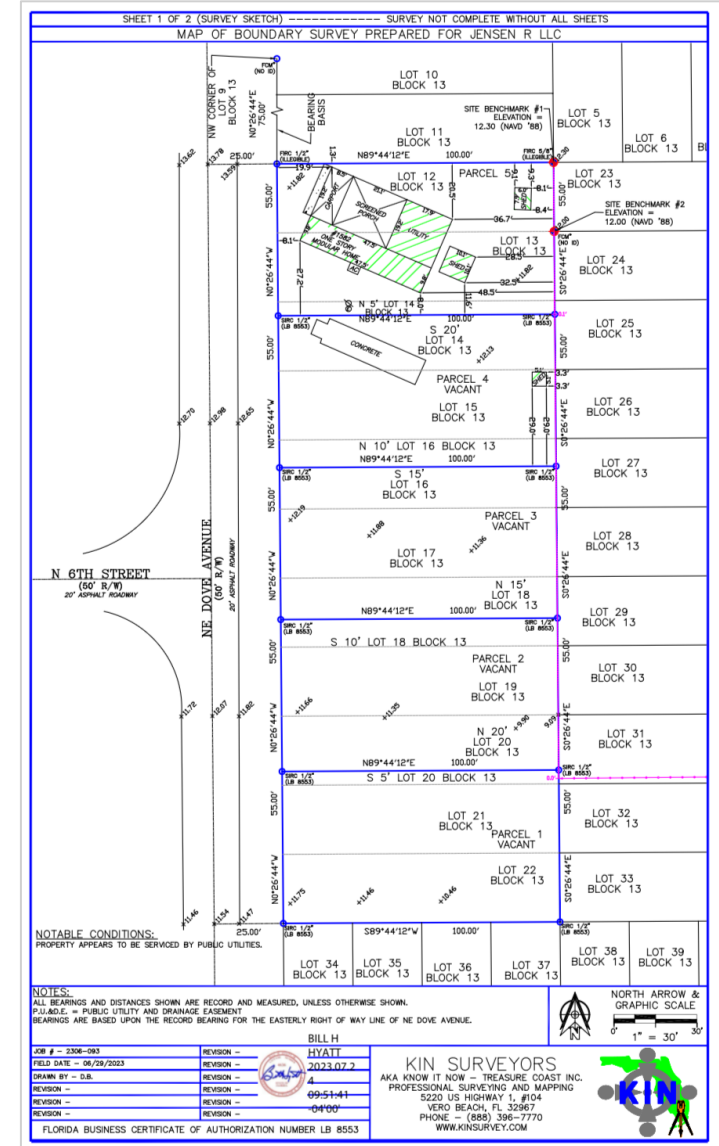
SURVEY & AERIAL



The Lots

Five contiguous ± 0.13 -acre lots fronting NE Dove Ave (outlined in red), one improved with a vacant mobile home and four vacant.

Lot 1	28-37-41-002-013-00150-0
Lot 2	28-37-41-002-013-00170-0
Lot 3	28-37-41-002-013-00190-0
Lot 4	28-37-41-002-013-00210-0
Lot 5	28-37-41-002-013-00120-3



DEMOGRAPHICS

3-Mile Radius

2025 Population	41,175
2030 Projection	43,381
Annual Growth 20–25	2.4%
2025 Households	19,294
Avg HH Income	\$96,211
Median HH Income	\$64,762

5-Mile Radius

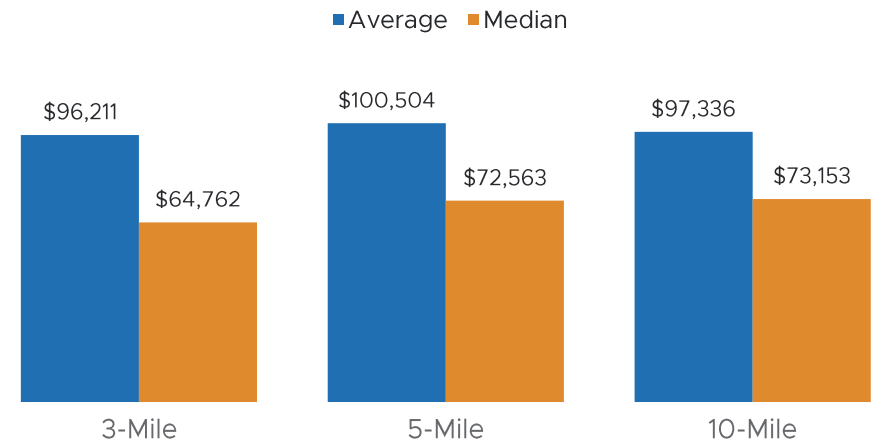
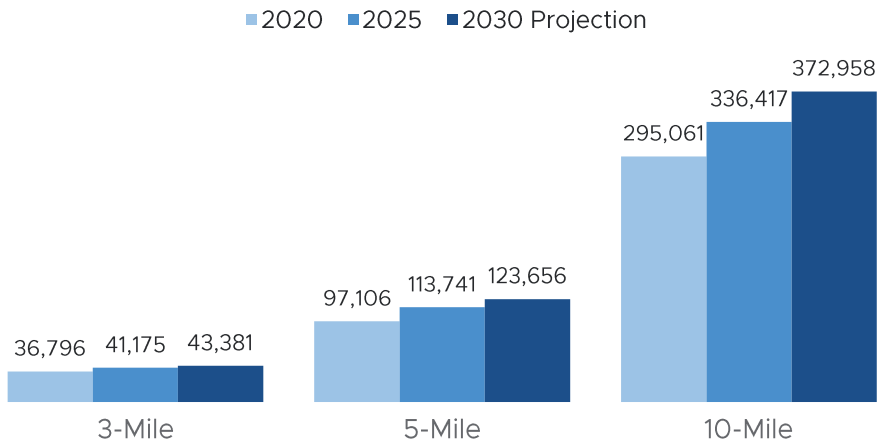
2025 Population	113,741
2030 Projection	123,656
Annual Growth 20–25	3.4%
2025 Households	51,454
Avg HH Income	\$100,504
Median HH Income	\$72,563

10-Mile Radius

2025 Population	336,417
2030 Projection	372,958
Annual Growth 20–25	2.8%
2025 Households	137,127
Avg HH Income	\$97,336
Median HH Income	\$73,153

Population Growth

Household Income



TRADE AREA MAP

